

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

12 Herbert Street, Yarra Junction Vic 3797

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$640,000

&

\$690,000

### Median sale price

Median price

\$709,000

Property Type

House

Suburb

Yarra Junction

Period - From

01/04/2023

to

31/03/2024

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/4 Douglas Pde YARRA JUNCTION 3797	\$700,000	20/03/2024
2	1/1 Crescent Rd YARRA JUNCTION 3797	\$685,000	05/12/2023
3	7 Valley Grove PI YARRA JUNCTION 3797	\$650,000	16/03/2024

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

08/05/2024 09:04

David Carroll

03 59671 277

0419 539 320

david@bellrealestate.com.au

**Indicative Selling Price**

\$640,000 - \$690,000

**Median House Price**

Year ending March 2024: \$709,000



**Property Type:** House (Res)

**Land Size:** 1331 sqm approx

Agent Comments

## Comparable Properties



**2/4 Douglas Pde YARRA JUNCTION 3797 (REI)** Agent Comments



**Price:** \$700,000

**Method:** Private Sale

**Date:** 20/03/2024

**Property Type:** House

**Land Size:** 1034 sqm approx



**1/1 Crescent Rd YARRA JUNCTION 3797 (REI/VG)**

Agent Comments



**Price:** \$685,000

**Method:** Private Sale

**Date:** 05/12/2023

**Property Type:** Unit

**Land Size:** 386 sqm approx

**7 Valley Grove PI YARRA JUNCTION 3797 (VG)** Agent Comments



**Price:** \$650,000

**Method:** Sale

**Date:** 16/03/2024

**Property Type:** House (Res)

**Land Size:** 685 sqm approx

**Account** - Bell RE Yarra Junction | P: 03 5967 1277 | F: 03 5967 1807